

**Camden Select Board  
Minutes of Meeting  
March 15, 2011**

**PRESENT:** Chairperson Karen Grove, Vice Chairperson Deborah Dodge, John French, Morgan Laidlaw, Martin Cates, Town Manager Roberta Smith, and Town Attorney Bill Kelly. Also present were members of the public and press.

**Contents**

Chairperson Grove called the meeting to order at 7:00 p.m.

**1. Public input on non-agenda items.**

There was no public input.

**2. Consideration of a Purchase & Sale Agreement for the Redevelopment of the Apollo Tannery Site.** Brian Hodges, Camden Development Director, introduced B'D'Turmand'D Entertainment LLC (principles Bill Ferrell Co-CEO, Larry Reed Chairman of the Board, his wife, Sharon Reed, Martin Greenberg (attorney) and Jerome Turman the third principle who could not be here tonight) to share their vision for the project they want to pursue at the former Tannery property on Washington Street.

Bill Ferrell, representing the group shared a power point presentation with Select Board and members of the public present describing the scope of their business and its intentions for the parcel belonging to the town once known as the Apollo Tannery. The project, referred to as Camden Studios will entail building two, two-story 18,000 square-foot state of the art sound stages with adjacent offices.

The studios will also house offices, dressing rooms and a green room, where crews gather to eat, relax and wait. The sound stages are to be used to support major film productions, television shows, band rehearsals, concerts, events and fundraisers.

Mr. Ferrell said his company would also be sensitive to the neighborhood and the town. They know this is a very culturally rich community and Camden Studios would be constructed to fit in, and become part of the community.

Camden Studios also wants to develop relationships with Maine Media Workshops and the University of Maine to foster student education/intern program, and future employee training.

Anticipated jobs include production support — hair and makeup, wardrobe, special effects, transportation, lighting, electric, sound, editing, catering and craft services — and studio operations — office, engineering, maintenance, landscape and a restaurant.

Mr. Ferrell said that Camden Studios wants to incorporate a cafe along the riverwalk, the 25 foot strip along the river that will remain open to public ownership.

He explained the name B'D' Turman'D reflects both a combination of initials and names of those involved in the enterprise, along with their collective determination to succeed in the movie business.

Currently, they are negotiating with commercial and community banks, the Finance Authority of Maine and Coastal Enterprises to establish incentives for this enterprise.

The LLC has control of 16 movies that may be produced over the next five to six years. The company is connected with producer Peter Bogart and Special Effects Studio Kerner Films. Past films have included "Con Air," "Ace Ventura" and "Lake Placid.

Camden Studios hopes to get approval on April 6, break ground in July, build for nine months, and hold a grand opening in April 2012.

Resident Nina Holland, who lives across the street from the tannery site, asked Mr. Ferrell about parking and traffic control.

Mr. Ferrell replied that they are very respectful of the community and residents of that area and that there may be one or two parking facilities constructed.

Resident Anita Brosius-Scott of Camden asked him about expansion plans, should the need arise.

Mr. Ferrell replied any business hopes things are successful enough to have expansion he said that the LLC has looked at other properties in the area, should the business grow in Camden.

Resident Geoff Scott asked what some of their big hurdles will be.

Mr. Ferrell responded that the hurdles include assembling all the potential incentives and resources into one package.

Resident Carla Ferguson asked about lighting and whether the place would be gated.

Mr. Ferrell replied they know this isn't L.A. or New York and they would be working those details out with a design team and their goal is to have the least impact on the neighborhood. Additionally, the street trees would remain, and the design, architecture and footprint would be created as seamlessly as possible.

Theresa Dobbins asked how many people they were bringing here from other parts of the country. For example for Coyote Justice is that already set up who is going to be the actual actors and actresses? Are you initially going to have to bring a lot of the people from the West Coast?

Mr. Ferrell stated they are a registered Maine LLC and explained that their website is two productions companies that are forming a new company. They are incorporating a new website that will incorporate all those things. As far as job production, employees in the beginning will probably be from away. They are looking into developing some type of

training program. They have talked to the state to get some type of incentive program that other states have. They are going to anchor their company here and they want to create jobs here. Wherever they can they are going to incorporate as many people in this area that they can that are looking for this work in this industry. It's more expensive to bring people here then to incorporate people already here.

Theresa Dobbins asked if they are working with Maine Media. Mr. Ferrell stated they had conversations with Maine Media a few weeks back once it looked like they were one of the choices for the Town of Camden. They would not be in competition with Maine Media but would be in conjunction with them and work with them to enhance some of their actor/filming workshops.

Theresa Dobbins asked about how we get over the tax incentives? Mr. Ferrell stated that we are seeing that other states have over extended themselves. Their LLC has been working with Lee Girardin, Director of the Maine State Film Commission how Maine film incentives can be increased in significant ways to put them at least in the middle playing field then it will be exciting to producers.

The Board asked for the Town Attorney's input.

Town Attorney reviewed with the Board the proposed Purchase & Sale Agreement. The next steps would be if the Board authorizes the contract then it would be executed.

The business would be called Camden Studios (B'D' Turman'D Entertainment LLC representatives include Larry Reed and Jerome Turman, of Milwaukee, and Bill Ferrell, of Los Angeles). Terms of the sale would require the LLC to pay the town \$1. In exchange, the company would be expected to create 24 net new jobs with a combined yearly wage/benefit of \$40,000 per job within five years. If that does not happen, the company must pay \$175,000 to the town.

The town currently assesses the land at \$450,000; however, the town had the land reappraised in March 2010, resulting in a new value of \$175,000.

The closing target date is June 15<sup>th</sup> which is contingent upon permitting in place which means it has to go before the Planning Board to get approved. As a result of that there is a 90 day time taken from today. There are also two 30-day extension periods for an additional 60 days to close in meeting the contingencies. This is a aggressive and proactive approach on their part to get themselves developed in terms of engineering, surveying, architecture, all approved in that period of time.

This property is subject to the charitable trust that was given to Coastal Mountains Land Trust which the buyers are aware of and have reviewed it. That is part of the documentation that is attached to the contract to make it very clear that they are aware of all rights and obligations. Another part of the contract is the town's full disclosure about the work the town had done by Summit Engineering as well as the fact that the Maine Department of Environmental Protection has issued an order Voluntary Response Action Plan which essentially says it was completed and the state is happy with it. The buyers have been made aware of these things. The contract provides that the town sells the property as

is. No warranties whatsoever. It is a well surveyed site both in terms of hazards and boundary lines. Conditions preceding to closing have to have final site plan approval, any other necessary permits from any state or federal agency, it is contingent upon them receiving sufficient financing to purchase the premises. There is a contingency the right to be satisfied and have the right to purchase other properties that are of interest and essential to their business plan.

- Property was subject of a town vote in 2008. The major components were:
- Acceptable uses as defined by the Tannery Redevelopment Committee
- Must demonstrate financial capacity
- Must have 24 jobs within five years at \$40,000 per job;
- And must preserve the landscaping of existing trees;

The conditions will be placed in the deed as well.

The last contingency is that is must be approved by town meeting vote.

*Martin Cates made a motion to accept the Purchase & Sale Agreement as described by Town Attorney William Kelly with B'D'Turmand'D Entertainment LLC and authorize the Town Manager to sign the agreement. Morgan Laidlaw seconded this motion. The motion passed on a 5-0-0 vote.*

The Board discussed with the Town Manager possible dates for the town meeting.

*John French made a motion to set a contingent date of Wednesday, April 6<sup>th</sup> as the Special Town Meeting date at 7:00 pm in the Camden Opera House Auditorium. Morgan Laidlaw seconded this motion. The motion passed on a 5-0-0 vote.*

- 3. Consideration of recommendation from Parking, Traffic & Transportation Committee to raise parking citation fees.** Jeff Sukeforth, Parking Enforcement Officer reported it has been some time since the parking citation fees have been updated. The Parking Committee along with himself have collected informational data regarding the fees and associated revenues over the past year. These pays will bring us in line with other communities.

Resident Carla Ferguson is opposed to increasing fees. She feels this will turn people away from Camden. Why can't maybe during a certain period when it's not crowded to have a lesser fine. If we are going to put the fees up anymore why don't we just go with parking meters? We are supposed to be a friendly tourist community; don't we want people to shop locally?

Parking Committee Chair Heard stated do we want to have an ordinance that discourages people from parking longer then they should or do we want to discourage people from coming to town. He thinks these are two different topics.

Parking Officer Sukeforth stated the biggest offenders are the people working here not the people coming here to shop and eat.

Resident Anita Brosius-Scott stated it is important to increase the prices but she proposes for only second offenses. She also has concerns about finding our visitors. She would prefer to have a low fine for the first ticket and increases for subsequent offenses. She also asked about extending the time to three hours on the public landing to make it more business friendly for day sailors.

Board member French stated the 2 hour public landing is just not just for the windjammers these spots are also suppose to be available for other businesses for people to shop and eat downtown.

*John French made a motion to support the recommended changes in the parking violation fees and to schedule a public hearing on the proposed ordinance change for Tuesday, April 5, 2011. Martin Cates seconded this motion. The motion passed on a 5-0-0 vote.*

- 4. Consideration of request from Midcoast Habitat for Humanity to close the alley behind 10 Bay View Street for a fundraising event on May 2, 2011 from 6 pm to 8 pm.** Vicki Doudera, from Midcoast Habitat for Humanity presented the request. This event is a fundraiser family friendly pizza dinner to benefit Midcoast Habitat for Humanity's Woman Build project. The closure of the alley will allow for a comfortable and safe environment to enjoy great food, a great atmosphere, and support a great cause.

*Martin Cates made a motion to approve the use of a corner of the Public Landing for the "Pizza in the Alley" fundraising event contingent on proof of insurance naming Town of Camden as additionally insured. Deborah Dodge seconded this motion on a 5-0-0 vote.*

Chairperson Grove read the rules and regulations for conducting public hearings in preparation of the public hearings to be held this evening.

- 5. Public Hearings regarding the following liquor license applications:** Manager Smith reported all applications have been reviewed and signed by the Police Chief. There are no incidents on record with the Police Department involving any of these businesses.

Chairperson Grove asked to hear from any proponents. There were none.

Chairperson Grove asked to hear from any opponents. There were none.

Chairperson Grove closed the public portion of the hearing, no Board discussion followed.

- a. Application of Russell & Rebecca Miller, d/b/a Whitehall Inn at 52 High Street for a Class I-A Hotel Spirituous, Vinous, and Malt Liquor License.**
- b. Application of Maryanne Shanahan, d/b/a as Hawthorn Inn at 9 High Street for a Class V Bed & Breakfast Spirituous, Vinous, and Malt Liquor License.**
- c. Application of Wen Ming Gao, d/b/a Asian Gourmet at 133 Elm Street for a Class I Restaurant Spirituous, Vinous and Malt Liquor License.**

*Martin Cates made a motion to approve the liquor licenses in a-c above. John French seconded this motion. The motion passed on a 5-0-0 vote.*

- 6. Consideration of the following victualer and lodging license applications:** Manager Smith reported all applications have been reviewed and approved by the Codes Officer and all facilities have been inspected for compliance with the Life Safety Code.
- a. **Soldatos Zafiris, d/b/a Express House of Pizza at 12 Mechanic Street for a renewal victualer license**
  - b. **James & Cynthia Ostrowski, d/b/a Blackberry Inn at 82 Elm Street for a renewal lodging license.**
  - c. **Anita Zeno d/b/a Belmont Inn at 6 Belmont Street for a renewal victualer and lodging licenses.**
  - d. **David & Karen Kallstrand d/b/a Timbercliffe Cottage Bed & Breakfast at 64 High Street for renewal victualer and lodging licenses.**

*John French made a motion to approve the victualer and lodging licenses as listed in a. through d. above. Martin Cates seconded this motion. The motion passed on 5-0-0 vote.*

- 7. Consideration of a renewal Taxicab Business license for Matthew Lewis, d/b/a Rockland Yellow Cab.** The application has been reviewed and approved by the Police Chief.

*John French made a motion to approve the renewal Taxicab Business license for Mathew Lewis, d/b/a Rockland Yellow Cab. Deborah Dodge seconded this motion. The motion passed on a 5-0-0 vote.*

- 8. Consideration of renewal Taxicab Drivers application for Patricia Porter driving for Schooner Bay Taxi.** Application has been reviewed and approved by the Police Chief.

*John French made a motion to approve the renewal Taxicab Operator's License for Patricia Porter. Martin Cates seconded this motion. The motion passed on a 5-0-0 vote.*

- 9. Consideration of resignation from Duncan Matlack from the Parks & Recreation Committee.** Mrs. Smith reported that Mr. Matlack has resigned his committee appointment for family reasons.

*John French made a motion to accept the resignation from Duncan Matlack from the Parks & Recreation Committee with regret and request a letter of thanks be sent. Morgan Laidlaw seconded this motion. The motion passed on a 5-0-0 vote.*

- 10. Committee Reports. Harbor Committee:** Board member Laidlaw reported the committee discussed design and costs estimates for new proposed floats from Gartley & Dorsky. The committee feels that there is a need to upgrade the float system in order to stay competitive with other harbors. The committee will be presenting revised estimates for a new dock system to the Select Board for their approval at a future date.

**11. Manager's Report:**

- a. In the Board's packet was a progress report from Wastewater Superintendent Ross Parker regarding the Seabright Hydro project. If all goes well Turbine #2 will be reinstalled and running with its new and hopefully quieter motor sometime in May.

- b. Efficiency Maine has approved the Town's application for participation in the Retro-commissioning Pilot Program for the Opera House.
- c. The paving of Route 1 has been awarded to Pike Industries. The Spring Street crosswalk will be part of the project. It will be a night paving project and once they have received the contract they will hold a construction meeting here.

At 8:52 pm a motion was made and seconded to adjourn. The motion passed on a 5-0-0 vote.

Respectfully submitted,

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Janice L. Esancy  
Recording Secretary